

IN RE: PETITION FOR VARIANCE
N/S Iroquois Road & S/S Bayfront Road,
400' E of the c/l Lodge Forest Road
(7706 Iroquois Road)
15th Election District
7th Council District

Paul Betz
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-274-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Paul Betz. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front yard and rear yard setbacks of 12 feet each in lieu of the required 25 and 30 feet, respectively, for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite hearing in support of the request were Paul Betz, property owner, and James D. Wolf, builder. Appearing as interested citizens were Chester and Denise Keller, adjacent property owners on the west side, and Mary Barr, adjacent property owner on the east side. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located with frontage on both Iroquois Road and Bayfront Road, just east of Lodge Forest Road in Edgemere. The property is also known as Lot 115 of the subdivision of Lodge Forest. As is the case with many of the older subdivisions in Baltimore County, the plat for Lodge Forest was recorded in the Land Records of Baltimore County prior to the adoption of the zoning regulations. Thus, many of the lots are deemed undersized or of insufficient width. The subject lot contains a gross area of 10,000 sq.ft., more or less, zoned D.R.5.5. Although the lot has sufficient area, it is only 50 feet wide.

Presently, the lot is improved with a single family dwelling, approximately 20' x 35' in dimension, which has been vacant for some time and has fallen into a state of disrepair. Due to the building's age and condition, the Petitioner proposes to raze the structure and build a new dwelling in

ORDER RECEIVED FOR FILING

Date

By

3/22/12

DP

its place. The new dwelling will be 26' wide by 60' deep, and will feature a wrap-around porch/deck, as shown on the site plan. Building elevation drawings of the proposed dwelling were submitted into evidence as Petitioner's Exhibit 2.

Mr. & Mrs. Keller and Ms. Barr originally appeared at the hearing as Protestants. Moreover, several of the other neighbors in the community signed a Petition in opposition to the request. Due to the wording of the requested relief, the opponents were concerned about the location of the proposed dwelling on the lot. Specifically, they were concerned that the new dwelling would be inappropriately close to either public street. However, when shown the site plan, Mr. & Mrs. Keller and Ms. Barr withdrew their opposition. In this regard, the site plan shows that the house will be set back a distance of 51 feet from the right-of-way for Bayfront Road and 77 feet from Iroquois Road. These setbacks are consistent with the setbacks for the existing dwellings on both the Keller and Barr properties. It is also to be noted that an existing garage on that side of the property abutting Iroquois Road will remain.

The unusual feature of this case is the proposed orientation of the dwelling. As shown on the site plan, the front of the house will actually face the front of Ms. Barr's dwelling. That is, neither of these houses face a public road. Thus, unlike a more typical situation, the side yard setbacks are measured from Bayfront Road to the north and Iroquois Road to the south. The rear yard in this case is technically that area of the yard between the proposed dwelling and the side yard of the Keller's property. Thus, the requested relief is necessary in order to proceed.

The proposed configuration of the house resulted in a negative Zoning Advisory Committee comment from the Office of Planning. That agency suggested that the house be reoriented so as to face Bayfront Road. Testimony regarding this issue was offered at the hearing along with the building elevation drawings of the proposed dwelling. As noted above, Ms. Barr's house on the adjacent lot faces the subject property. Indeed, it is proposed that the two dwellings face one another. Additionally, testimony offered by the Petitioners was that access would not only be by way of a front door on the west side, but by way of sliding doors on the south side of the dwelling facing Iroquois Road. Due to the unusual design of the proposed structure, it was urged that relief be granted to permit the proposed orientation of the house. Moreover, Mr. & Mrs. Keller agreed to the proposal as

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Date 3/22/12
By [Signature]

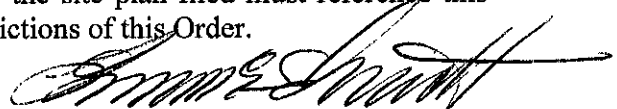
did Ms. Barr. They believe that the proposed design is appropriate and consistent with conditions in the neighborhood.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. This is indeed a case where the property is unique, given its configuration and historic use. Although unusual, I am persuaded that the building elevation drawings offered in this case are appropriate and acceptable. Thus, the proposed orientation will be approved. It is also to be noted that the property is subject to Chesapeake Bay Critical Area regulations. In this regard, it is located within 1,000 feet of Old Road Bay, a tributary of the Chesapeake Bay. Thus, compliance with those regulations is required.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore county this 22nd day of March, 2002, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front yard and rear yard setbacks of 12 feet each in lieu of the required 25 and 30 feet, respectively, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings submitted into evidence as Petitioner's Exhibit 2.
- 3) Compliance with the Chesapeake Bay Critical Areas legislation, pursuant to the ZAC comment submitted by DEPRM, dated March 1, 2002, a copy of which is attached hereto and made a part hereof.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/22/02
By [Signature]

LES:bjs



**Baltimore County
Zoning Commissioner**

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 22, 2002

Mr. Paul Betz
7880 Howard Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S Iroquois Road & S/S Bayfront Road, 400' E of the c/l Lodge Forest Road
(7706 Iroquois Road)
15th Election District – 7th Council District
Paul Betz - Petitioner
Case No. 02-274-A

Dear Mr. Betz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James D. Wolf, P.O. Box 383, Fort Howard, Md. 21052
Mr. & Mrs. Chester Keller, 7709-A Bayfront Road, Baltimore, Md. 21219
Ms. Mary Barr, 7711 Bayfront Road, Baltimore, Md. 21219
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7706 IROQUOIS RD.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to permit a proposed

dwelling to have a front yard setback of 12 feet and a rear yard setback of 12 feet in lieu of the required 25 and 30 feet, respectively

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The design of the house was picked because of the narrow lot size, AND SIDE FACING FRONT OF ADJACENT NEIGHBOR'S HOUSE. There are 7 new houses and more being built that are the same or larger in size. ON THE SAME STREET.

This house design will match the neighborhood and not be out of place. FRONT OF EXISTING NEIGHBORING HOUSE WILL FACE FRONT OF PROPOSED HOUSE.

Front set back of 12 ft. in lieu of 25 ft. Rear set back of 12 ft. in lieu of 25 ft. AREA OF PROPOSED HOUSE WILL FACE WINDOWLESS SIDE OF NEIGHBORING HOUSE.

Detached Garage structure (existing) in side yard in lieu of rear yard and 0 ft. from public R/W. MOST HOUSES IN NEIGHBORHOOD HAVE SIMILAR GARAGES WITH SIMILAR SET BACKS.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

PAUL BETZ

Name - Type or Print

Signature

Name - Type or Print

Signature

7880 HOWARD RD 410-282-0308

Address

Telephone No.

PUNDAK

City

State

MD 21222

Zip Code

Representative to be Contacted:

JAMES D. WOLF

Name

P.O. Box 383

Address

410-477-6895

Telephone No.

FORT HOWARD

City

MD

State

21052

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By RDD

Date 12/27/01

Case No. 02-274-A

REV 9/15/98

Date

By

ORDER RECEIVED FOR FILING
3/22/02

Zoning Description

Zoning Description for 7706 Iroquois Rd. Edgemere Md. 21219

Beginning at a point on the ^{south} north side of Bayfront Rd. which is 11 feet wide at the distance of 400 feet East of the Centerline of the nearest improved intersecting of Lodge Forest Rd. which is 50 feet wide.

being lot # 1115 , in subdivision of Lodge Forest as recorded in Baltimore County Plat book # 10 , Folio # 76 , containing 10,000 square feet also known as 7706 Iroquois Rd. and located in the 15 Election District , 7 Councilmanic District.

Item # 274

ALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 08813

DATE 12/27/01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Tanner Wolf (see 12-30-02)

FOR: Variance case # 02-274-4

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
12/28/2001 12/27/2001 15:51:03
REF 4503 CASHIER FIDES LEO DRAMER OFLN
>> RECEIPT # 23407
Dept 5 528 ZONING VERIFICATION
CR AM. 000813
Receipt Tot 50.00
50.00 DK .00 GR
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-274-A
7706 Inquous Road
S/S Bayfront Road, 400' E
centerline Lodge Forest Road
15th Election District
7th Councilmanic District
Legal Owner(s): Paul Betz

Variance: to permit a proposed dwelling to have a front yard setback of 12 feet and rear yard setback of 12 feet in lieu of the required 25 feet and 20 feet, respectively.

Hearing: Thursday, March 7, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3391.

2/23/02 Feb. 21 0521623

CERTIFICATE OF PUBLICATION

2/21, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/21, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-274-A

Petitioner/Developer: PAUL

BETZ

Date of Hearing/Closing: 3/7/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 7706 IROQUOIS Rd

The sign(s) were posted on 2/17/02
(Month, Day, Year)

Sincerely,

[Signature] 2/17/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

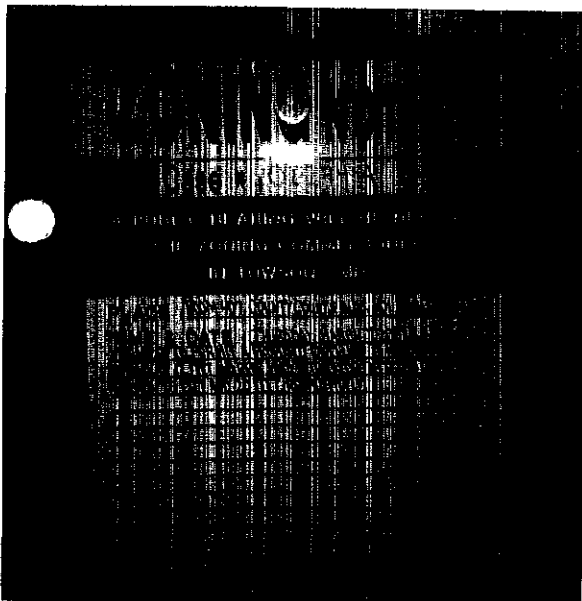
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-274-A

Petitioner: JAMES WOLF

Address or Location: 2206 Froquois Rd Fige MEA MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: JL CONTRACTORS MHR# 2281

Address: 9300 NORTH Point Rd

P.O. Box 393

FORT HOWARD Md. 21052

Telephone Number: 410-477-6825

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:
James D Wolf
9300 North Point Road
Fort Howard MD 21052

410 477-6895

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-274-A
7706 Iroquois Road
S/S Bayfront Road, 400' E centerline Lodge Forest Road
15th Election District – 7th Councilmanic District
Legal Owner: Paul Betz

Variance to permit a proposed dwelling to have a front yard setback of 12 feet and rear yard setback of 12 feet in lieu of the required 25 feet and 20 feet, respectively.

HEARING: Thursday, March 7, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 30, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-274-A

7706 Iroquois Road

S/S Bayfront Road, 400' E centerline Lodge Forest Road

15th Election District – 7th Councilmanic District

Legal Owner: Paul Betz

Variance to permit a proposed dwelling to have a front yard setback of 12 feet and rear yard setback of 12 feet in lieu of the required 25 feet and 20 feet, respectively.

HEARING: Thursday, March 7, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon (S)Z
Director

C: Paul Betz, 7880 Howard Road, Dundalk 21222
James D Wolf, P O Box 383, Fort Howard 21052

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 20, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 2002

Paul Betz
7880 Howard Road
Dundalk MD 21222

Dear Mr. Betz:

RE: Case Number: 02-274-A, 7706 Iroquois Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 27, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Gdz
Supervisor, Zoning Review

WCR: gdz

Enclosures

C James D Wolf, P O Box 383, Fort Howard 21052
People's Counsel

Come visit the County's Website at www.co.ba.md.us



AP
3/7

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

MAR 5

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002 doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, 280, 282,
283, 284, 287, 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

6/3
3/7

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor TGT
DATE: March 1, 2002
SUBJECT: Zoning Item 274
Address 7706 Iroquois Road

Zoning Advisory Committee Meeting of January 28, 2002

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: March 1, 2002

HP
3/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 1, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 7706 Iroquois Road

JAN 31

INFORMATION:

Item Number: 02-274

Petitioner: Paul Betz

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the subject request contingent upon the following:

1. Considering the fact that most dwellings in the vicinity of the subject site face Bayfront Road, the side of the proposed building which will face Bayfront Road should be designed so as to give an appearance as though it's the actual front of the dwelling.
2. The petitioner should submit a set of building elevation drawings (reflecting the above) to this office prior to the issuance of any building permits.

Prepared by: Martha Cunniff

Section Chief: Jeffrey V. Long
AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 274

RDD

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
7706 Iroquois Road, S/S Bayfront Rd,
400' E of c/l Lodge Forest Rd
15th Election District, 7th Councilmanic

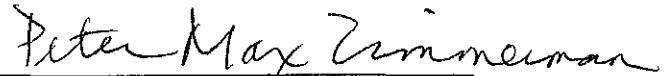
Legal Owner: Paul Betz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-274-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



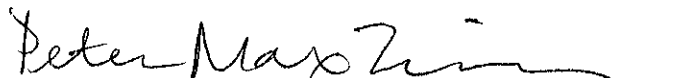
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to James D. Wolf, P.O. Box 383, Fort Howard, MD 21052, representative for Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: January 30, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 274
Legal Owner/Petitioner: Paul Betz
Property Address: 7706 Iroquois Road
Location Description: S/side Bayfront Road 400 E of centerline Lodge Forest Rd

VIOLATION INFORMATION: **Case No.: 01-1914**
Defendants: Paul Betz

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notice
Code Enforcement Citation
Photos

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Joseph Glorioso

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 4242001 Intake: DP Act: _____ Case #: 01-1914
Insp: J. GLORIOSO Insp Grp: ENF Insp Area: 1 Tax Acct: 1522000710
Address: 7706 IROQUOIS AVE Apt #: _____ Zip: 21219
Problem Descript.: VACANT TALL GRASS, ANIMALS LIVING UNDER HOUSE, LITERALLY
FALLING DOWN, CHECK EXT. OF HOUSE & GARAGE FOR POTENTIAL CODE VIOLATIONS
PER ANIMAL CONTROL OWNER MUST TRAP ANY CATS & OTHER ANIMALS FOR THEM TO REMOVE

Complainant Name (Last): KELLER (First): MS
Complainant Addr: 7709 A BAYFRONT
Complainant City: _____ State: _____ Zip: 21219
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 4082002 Date Closed: _____ Delete Code (P): _

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: **4/25/01-HOUSE IN NEED OF REPAIR: NEEDS ROOF SHINGLED, MISSING
DOWNSPOUT, HIGH GRASS AND WEEDS-PILES OF BRANCHES. NOTE: BUILDING MATERIALS
INSIDE HOUSE AND GARAGE. GARAGE: NO GUTTERS OR DOWNSPOUTS, BROKEN WINDOWS.
POSTED PROPERTY. MAILED CORRECTION NOTICE. SPOKE TO MS KELLER, COMPLAINANT, WHO
GAVE PROPERTY OWNER'S PHONE NUMBER AS 410-477-6895. POP-UP 5/2/01. (JG/SCJ)
**05/03/01 GRASS HAS BEEN CUT. SPOKE TO MR. & MRS. KELLER, COMPLAINANTS. THE NEW
POP-UP IS FOR THE HOUSE.JG/JF**.
**06/04/01 VACANT HOUSE OVER 2 YRS. ROTTING ROOF. DETERIORATED SHINGLES, MISSIN
G DOWNSPOUTS, RIPPED SCREENS, MISSING WINDOW. PILE OF DEBRIS IN BACK OF SHED. PA
RT OF SCAFFOLDING, PILES OF OLD SHINGLES, CONCRETE, PLYWOOD. LARGE SHED IN REAR
YARD. NO WINDOWS, DOORS, NO GUTTERS OR DOWNSPOUTS, PILES OF DEBRIS AROUND PERIME
TER OF SHED.(BLOCKS,PIECES OF PLYWOOD) PILE OF DEBRIS AT OPENING OF SHED. SPOKE
WITH COMPLAINANT. ISSUING A CORRECTION NOTICE. CHECK FOR SERVICE ON 6/20/01 GH/J
F**.
06/13/01 SENT CITATION BY CERTIFIED MAIL-CHECK FOR SERVICE IN 12 DAYS. GH/JF
**6/13/01-CITATION SENT BY CERTIFIED MAIL TO JAMES WOLF, PO BOX 383, FORT HOWARD
MD 21052. (GH/SCJ)

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes 2: 6/26/01 VERBAL SERVICE WAS ISSUED AND PUT ON DOCKET FOR 7/31/01 WITH
COPY TO COMPLAINANT. K.P. *** 6/27/01 GREEN CARD RETURNED. K.P. ***
**06/26/01 NO NUMBER TO CONTACT COMPLAINANT. CITATION HAS BEEN SERVED TO MR.
WOLFE BY CERTIFIED MAIL. REINSPECTION PRIOR TO HEARING. POP-UP 7/27/01 GH/JF**.
**07/30/01 OBSERVED ALL TRASH AND BRANCHES HAVE BEEN REMOVED. GARAGE IN PROCESS
OF BEING REBUILT AND REPAIRED. NEW ROOF AND NEW DOORS.-PHOTOS HEARING 7/31/01
POP-UP 8/3/01 FOR HEARING OFFICER'S DECISION. JG/JF**.
8/6/01 RESCHEDULED AND PUT ON DOCKET FOR 11/1/01 WITH COPY TO KELLER. K.P.
CHANGE OF DATE LETTER WAS ALSO SENT TO MR. WOLF. AND COMP. K.P. ***
**08/06/01 HEARING OFFICER RULED THAT OWNER HAS 90 DAYS TO COMPLY W/RENOVATION
OF GARAGE AND RAZING OF HOUSE ON THIS PROPERTY. NOTE: OWNER ALSO HAS PERMIT TO
BUILD NEW HOUSE. GIVE TO JOE GLORIOSO. JG/JF**.
11/14/01 RESCHEDULED AND PUT ON DOCKET FOR 1/8/02 WITH COPY TO COMP. K.P.***
****1/7/02, GARAGE RESTORATION ALMOST COMPLETE, ONLY REMAINING ITEM IS SIDING -
PARTIALLY ON FRONT & SIDE, EXISTING HOUSE HAS PERMITS FOR RAZING & BUILDING NEW
HOUSE, DEPRM HAS HELD UP RAZING BECAUSE OF LEAD PAINT, SPOKE TO MR KELLER/COMPL
HEARING 1/8/02, P/U 1/21/02,

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes 3: GIVE TO JOE GLORIOSO, JG/CO****
1/8/02 RESCHEDULED AND PUT ON THE DOCKET FOR 4/10/02 WITH COPY OF CHANGE OF DATE
LETTER TO WOLF, KELLER. KITTY***
***01/29/02 PAUL BETZ APPLIED FOR VARIANCE TO PERMITA FRONT YARD SETBACK OF 12
FT. GAVE COPY TO JG. CASE # 02-274-A. LRS***

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

PHOTOGRAPHIC RECORD

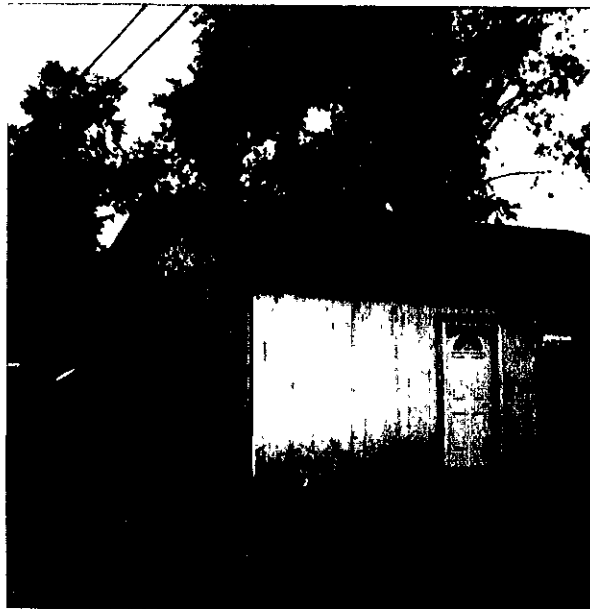
Date of Photo: _____

7/30/01

Date of Report: _____

7706 IROQUOIS AVE

CASE # 01-1914



CASE # 01-1914

7706 IROQUOIS AVE

JOE GLORIOSO

7/30/01

REPORT MADE BY: 1 PHOTOGRAPHED AT: above AND THE PHOTOGRAPHED
AND THE SUBJECT OF THE PHOTOGRAPHED IS THE SUBJECT OF THE ABOVE MENTIONED
CASE NUMBER OR THE DATE SET OUT ABOVE

J. L. Glorioso
Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County C Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-1914	Property No. 1522000710	Zoning:
-------------------------------------	-----------------------------------	---------

Name(s): **James Wolf**

Address: **P.O. Box 383 Fort Howard MD 21052**

Violation Location: **7706 Inguois Rd**

Violation Dates: **4/25/01 Through 6/4/01**

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

**101; 102-1; BCZR 521.1(4) 18-86(2)
22-47; 49 22-1-2**

Failure replace all gutters and downspouts on house and garage. Failure repair replace missing doors, and replace or repair missing windows.

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ **8,600.00**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for: **4/10/02**

Date: **7/31/01**

Time: **9:00am**

Citation must be served by:

Date: **6/28/01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: **Gary Huck**

Date: **6/13/01** Inspector's Signature: **Gary Huck**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

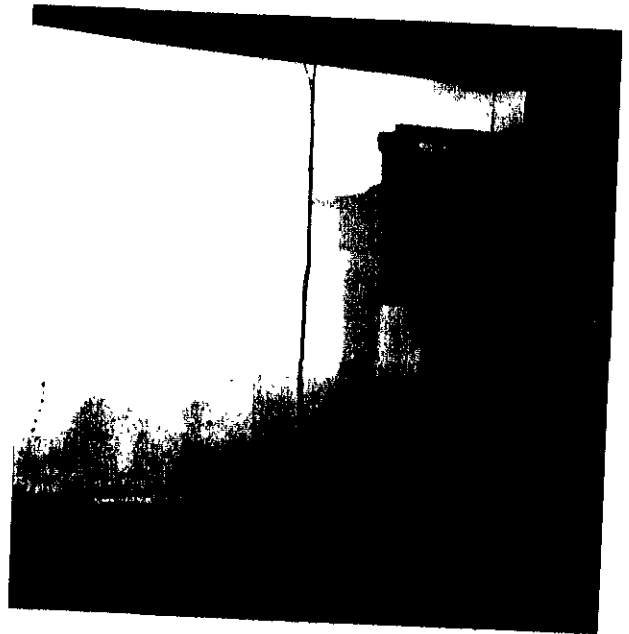
Print Name:	Citation/Case No.:
-------------	--------------------

Address:

Date Defendant's Signature

AGENCY

GRAPHIC



I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Gary Shuck
Enforcement Officer

PHOTOGRAPHIC RECORD

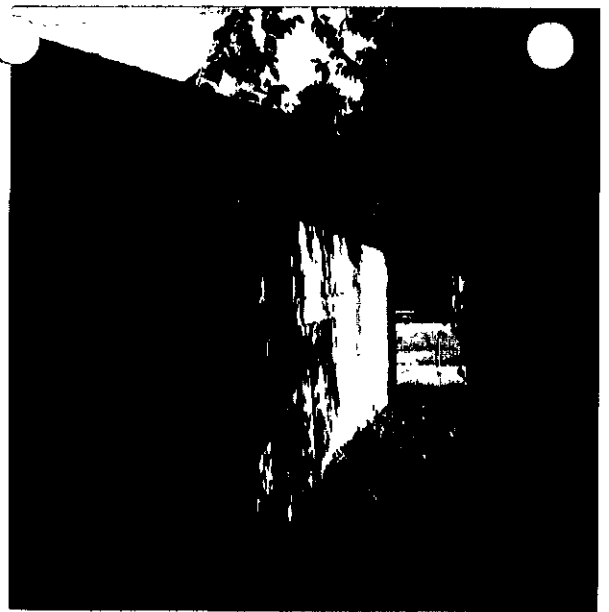
Citation/Case No : 01-1914

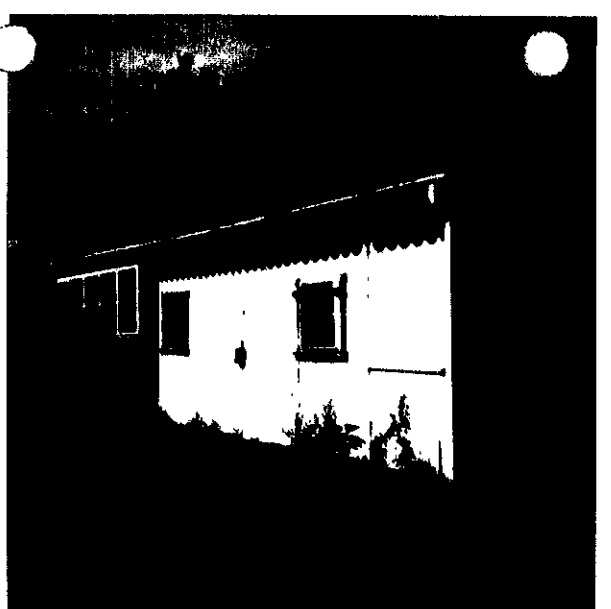
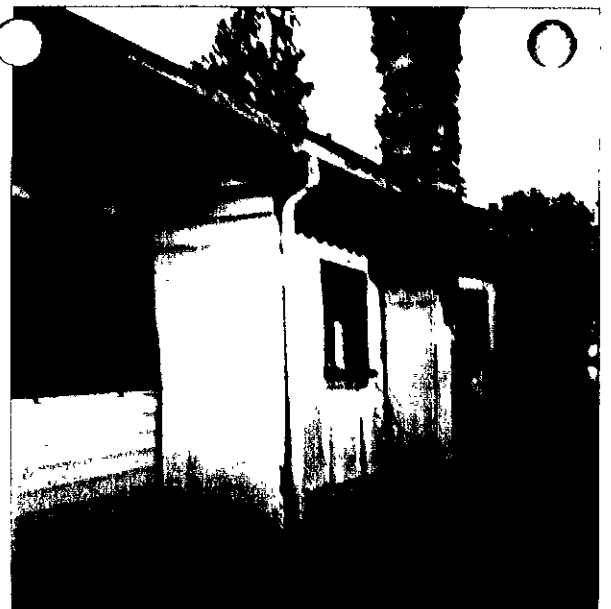
Date of Photographs: 11/1/01



I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Gary Shuck
Enforcement Officer







Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Bldg.
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01.1914	Property No. 15 22 000710	Zoning: BR 3.5
------------------------------	------------------------------	-------------------

Name(s): JAMES WOLF

Address: P.O. Box 383 Fort Howard, MD 21052

Violation Location: 7706 / ROQUOIS RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

CODE(S) 101.102.1; 22.1; 22.2; 22.47; 22.49
1801.1A4 521.1(4) 18.86 (a)
7.70 (1)(C)
UNSAFE CONDITIONS - HOUSE IN NEED OF
DOWNSPOUTS
GARAGE - NEEDS GUTTERS AND DOWNSPOUTS
REPAIR BROKEN WINDOWS, MISSING DOOR
HIGH GRASS AND WEEDS, TRASH - CUT
AND REMOVE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 5/2/01 6/2/01	Date Issued: 4/25/01
-----------------------------	----------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: JOSEPH GORRARI, Jr.

INSPECTOR:

CASE #

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY

RA1001B

DATE: 04/24/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:23:51

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 22 000710	15	3-2	04-00	N	NO		01/08/01

WOLF JAMES

DESC-1.. IMPS

DESC-2.. LODGE FOREST

PO BOX 383

PREMISE. 07706 IROQUOIS

RD
00000-0000

FORT HOWARD

MD 21052-0383 FORMER OWNER: PEGG MICHAEL S

----- FCV -----		----- PHASED IN -----	
PRIOR	PROPOSED	CURR	CURR
LAND: 32,500	41,500	FCV	ASSESS
IMPV: 1,090	1,120	TOTAL.. 39,610	39,610
TOTL: 33,590	42,620	PREF... 0	0
PREF: 0	0	CURT... 0	0
CURT: 0	0	EXEMPT. 0	0
DATE: 08/00	08/00		

----- TAXABLE BASIS -----		FM DATE
01/02 ASSESS:	39,610	09/30/00
00/01 ASSESS:	14,640	06/01/00
99/00 ASSESS:	30,070	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

CODE ENFORCEMENT REPORT

NCF

99-5768C

DATE: 4/24/01 INTAKE BY: AP CASE #: 01-1914 INSPEC: 1

COMPLAINT
LOCATION:

7709 7706 Iroquois

ZIP CODE: 21219 DIST: 410-

COMPLAINANT
NAME:

Ms. Keller

PHONE #: (H) 388-1290 (W) _____

ADDRESS:

7709A Bayfront

ZIP CODE: 21219

PROBLEM:

vacant tall grass animals living under house

literally falling down exterior of house + garage
for all potential code violations

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT
INFORMATION:

TAX ACCOUNT #:

15 22 000710

ZONING:

99-5768

INSPECTION:

per Animal Control owner must trap any cats and other
animals for them to remove

REINSPECTION:

REINSPECTION:

REINSPECTION:

March 4, 2002

To Whom It May Concern:

We the undersigned below are opposed to granting a variance on the property of 7706 Iroquois Road Baltimore MD 21219 case#02-274-A. The setbacks should remain as is to keep in line with the other homes on this block. We feel this house would be an eyesore if this variance were to be granted.

7709 A Bayfront Rd Denise J Keller
7714 Bayfront Rd Larry Rehberger
7714 Bayfront Rd Linda Rehberger
7712 Bayfront Rd Jacqueline M. Nelson
7709 Bayfront Rd Bill Brown William Brown
7705 Bayfront Rd Ronald D. Stargis
7709 A BAY FRONT RD Cheryl Keller
7703 Bayfront Rd Carlene Keller
7717 BAYFRONT RD. Michael Meeley
7711 Bayfront Rd. Mary Barr

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Denise Keller
CHESTER KELLER
Mary Barr

7709 A Bayfront Rd
7709 A BAY FRONT RD
7711 Bayfront Rd



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

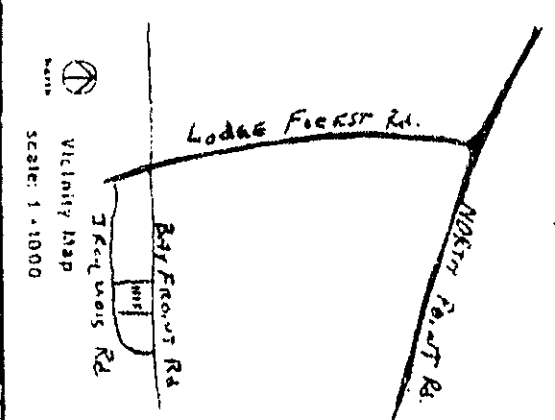
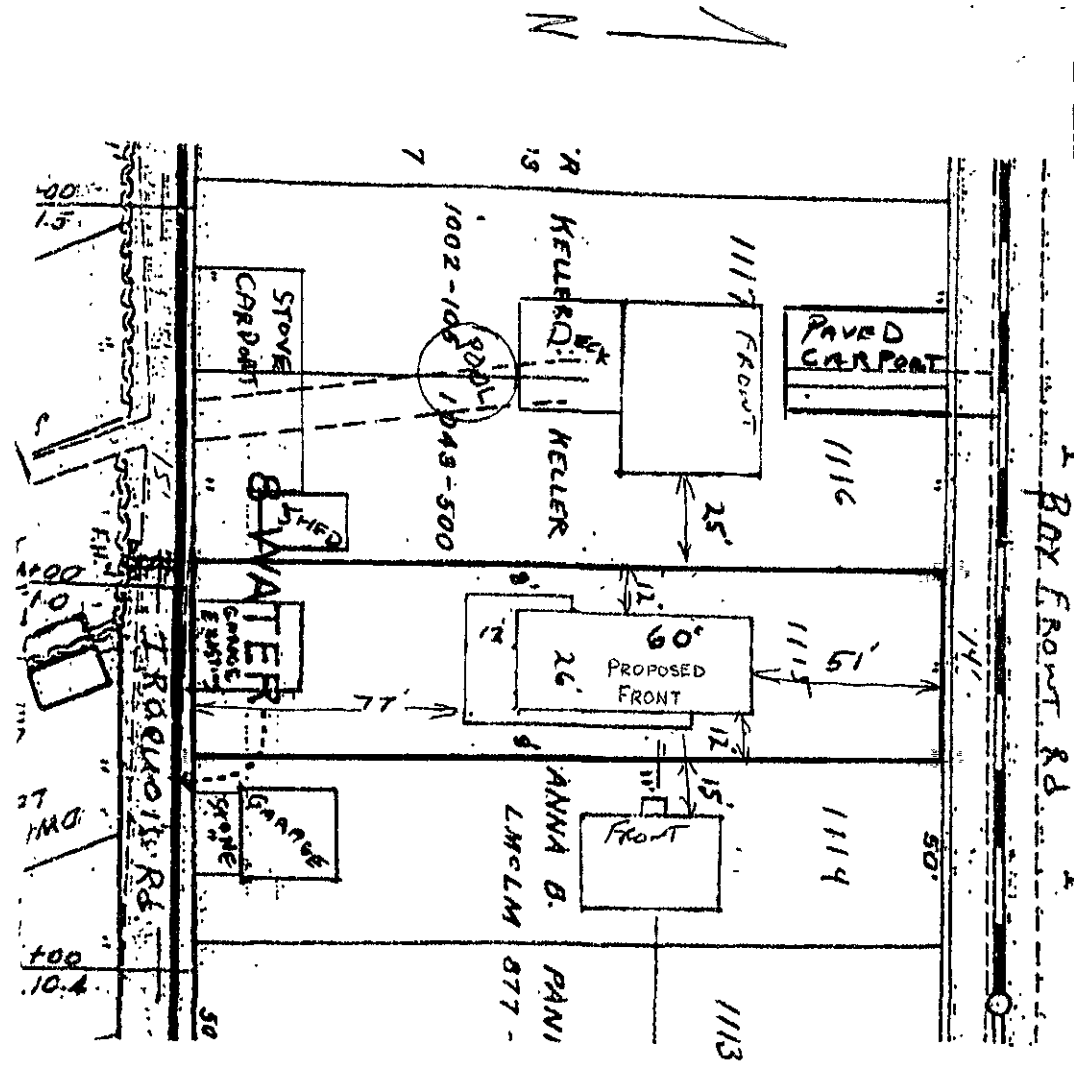
PROPERTY ADDRESS: 7706 IROQUOIS Rd

Subdivision name: Lodge Forest

plat book # 10, folios 76, 101, 115, sections 8

OWNER: PAUL BETZ

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District 15
Councilmanic District 7

1" = 200' scale map, see B1

Zoning DR 5.5

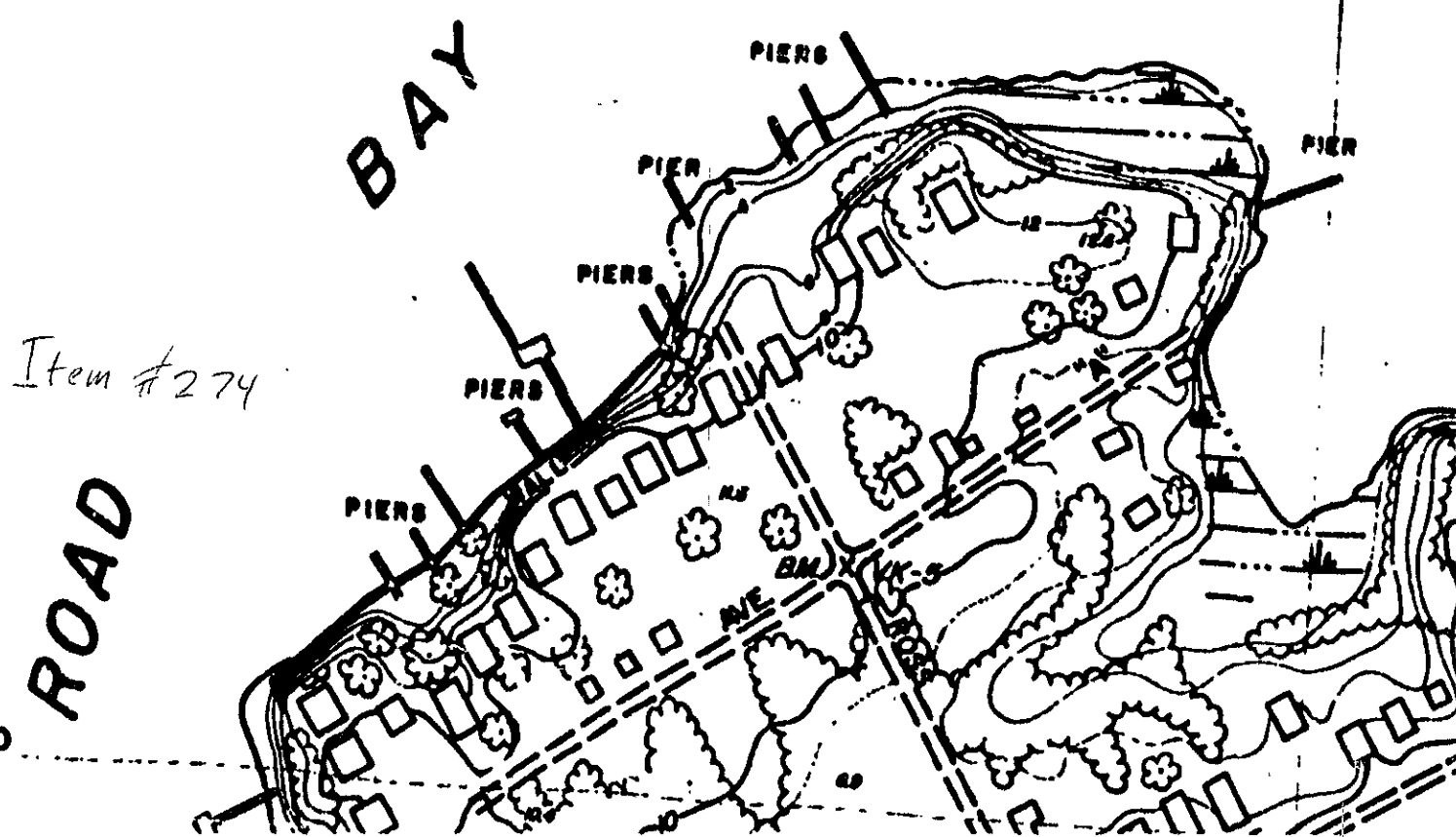
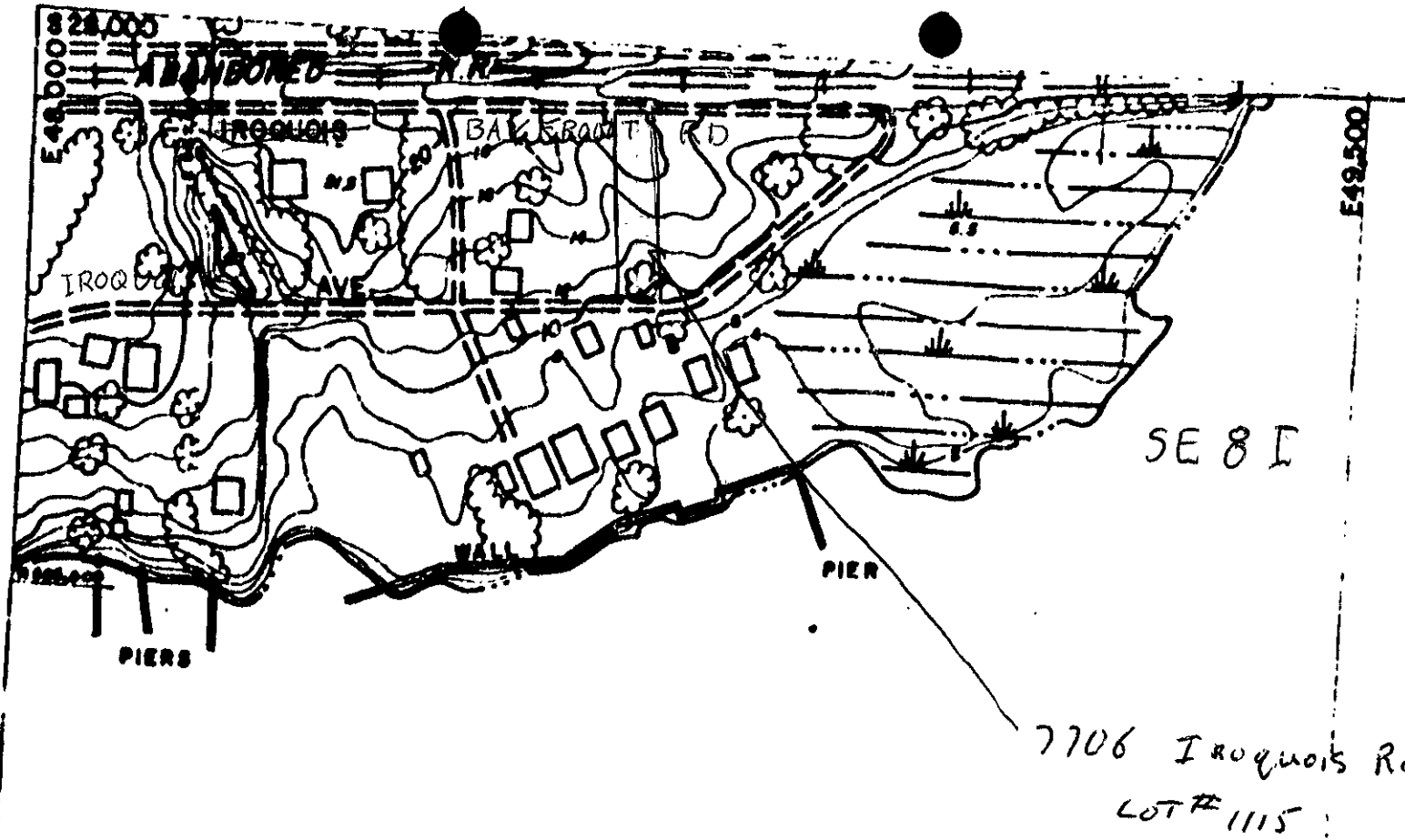
Lot size 10,000 acreage square feet

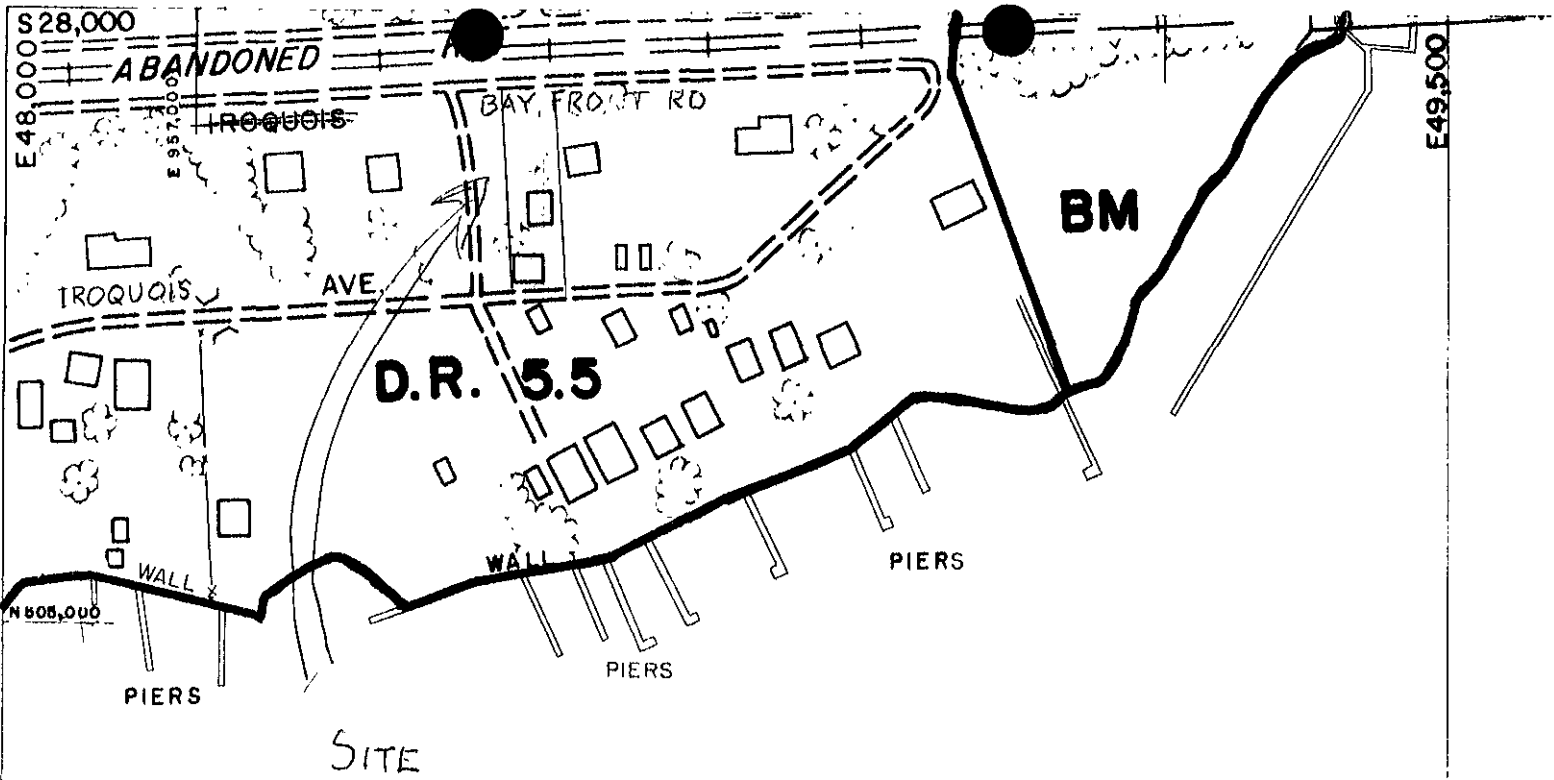
SEWER ☒ WATER ☒ Chesapeake Bay Critical Area ☒ Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: 274 ITEM #: 02-274-A

date: 12-2-01 prepared by: S.B. State of Drawing: 1" = 50'



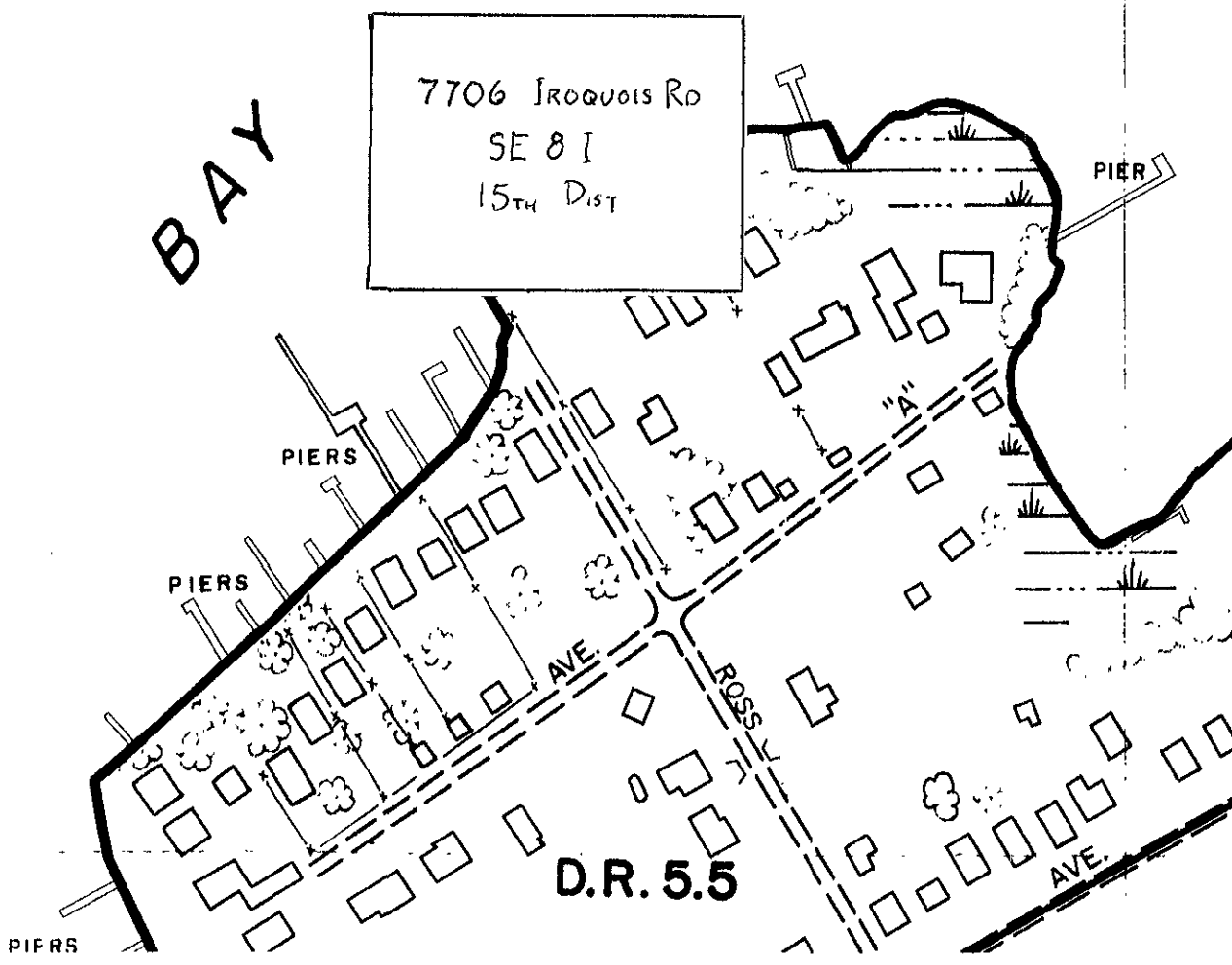


S 29,000

(SHEET S.E. 8-H)

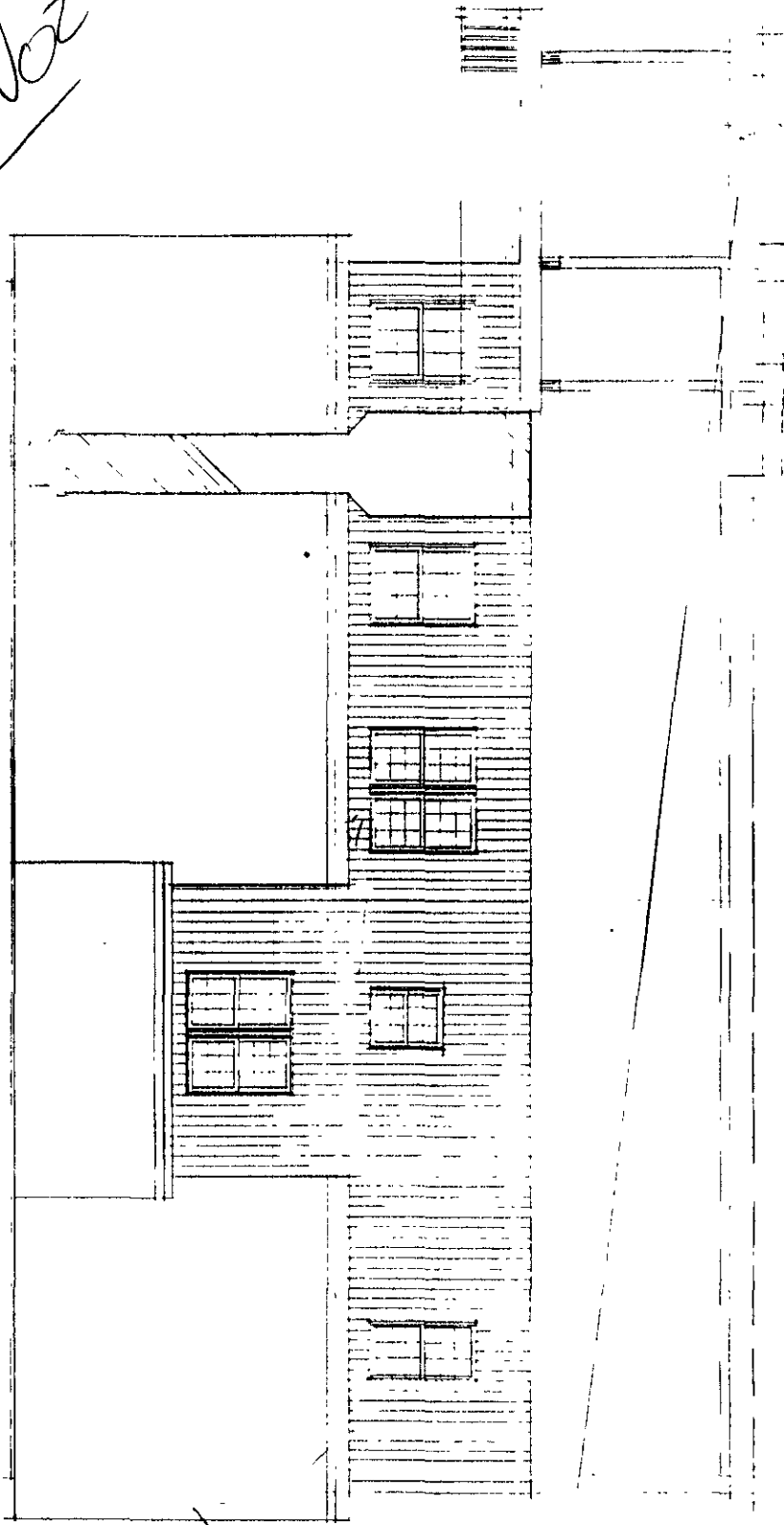
S 30,000

ROAD



7706 Frognais Rd

Roblox

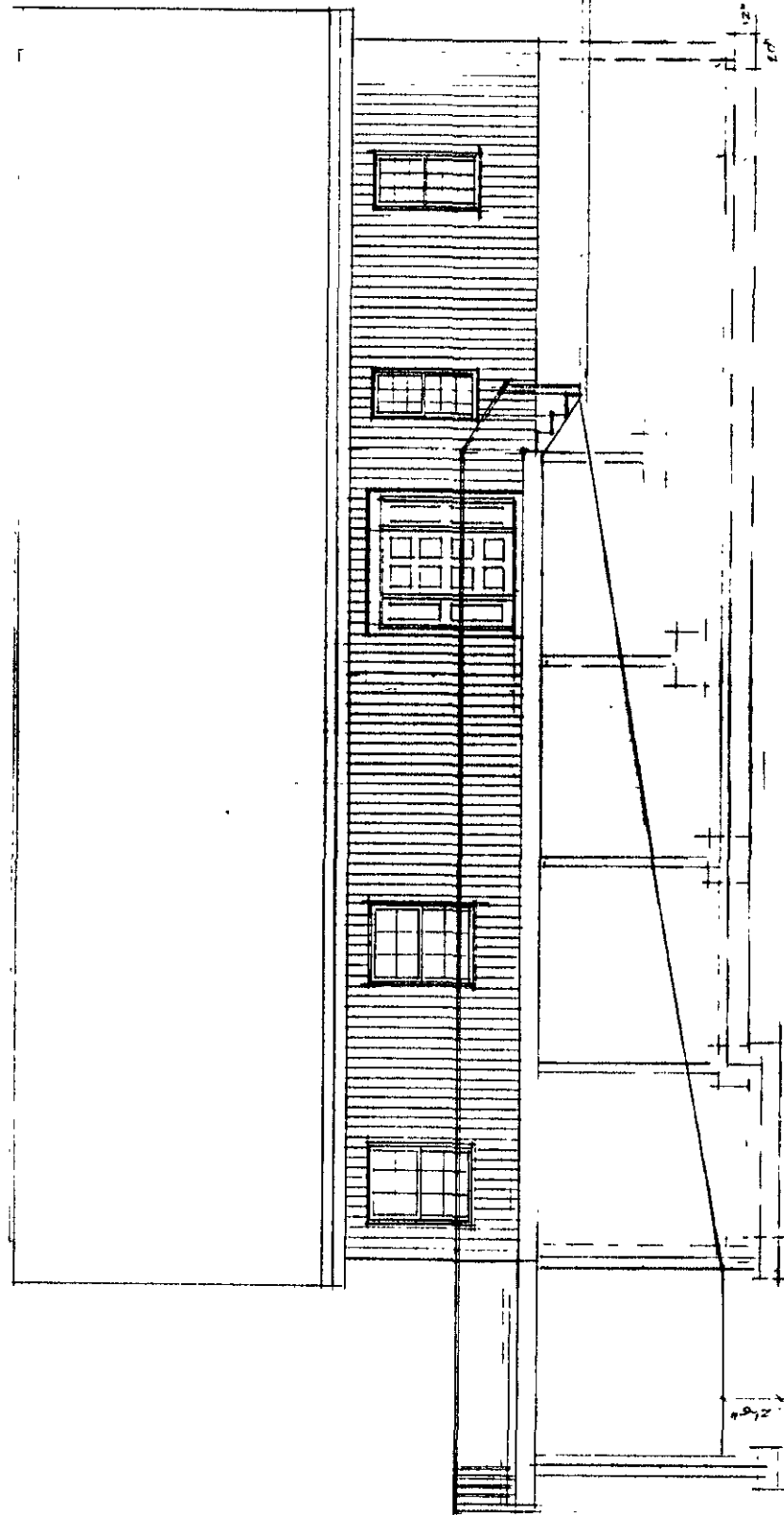


LEFT SIDE ELEVATION
1/4" = 1'-0"

Item # 274

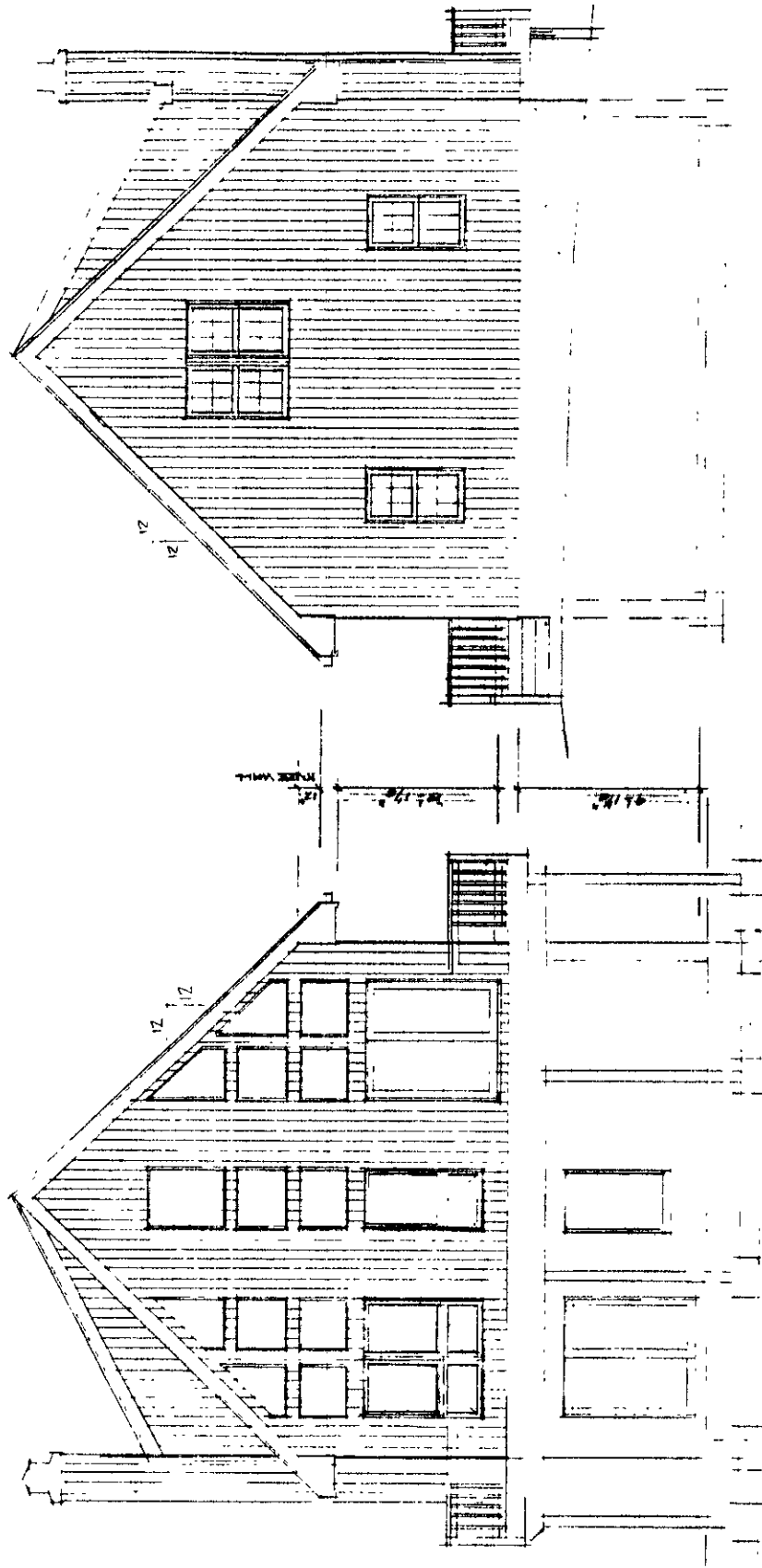
NEW RESIDENCE

by: q.d. mcclolland 417-9136 A3 or 7



RIGHT SIDE ELEVATION

Item # 274



REAR ELEVATION
1/2" = 1'-0"

FRONT ELEVATION
1/2" = 1'-0"

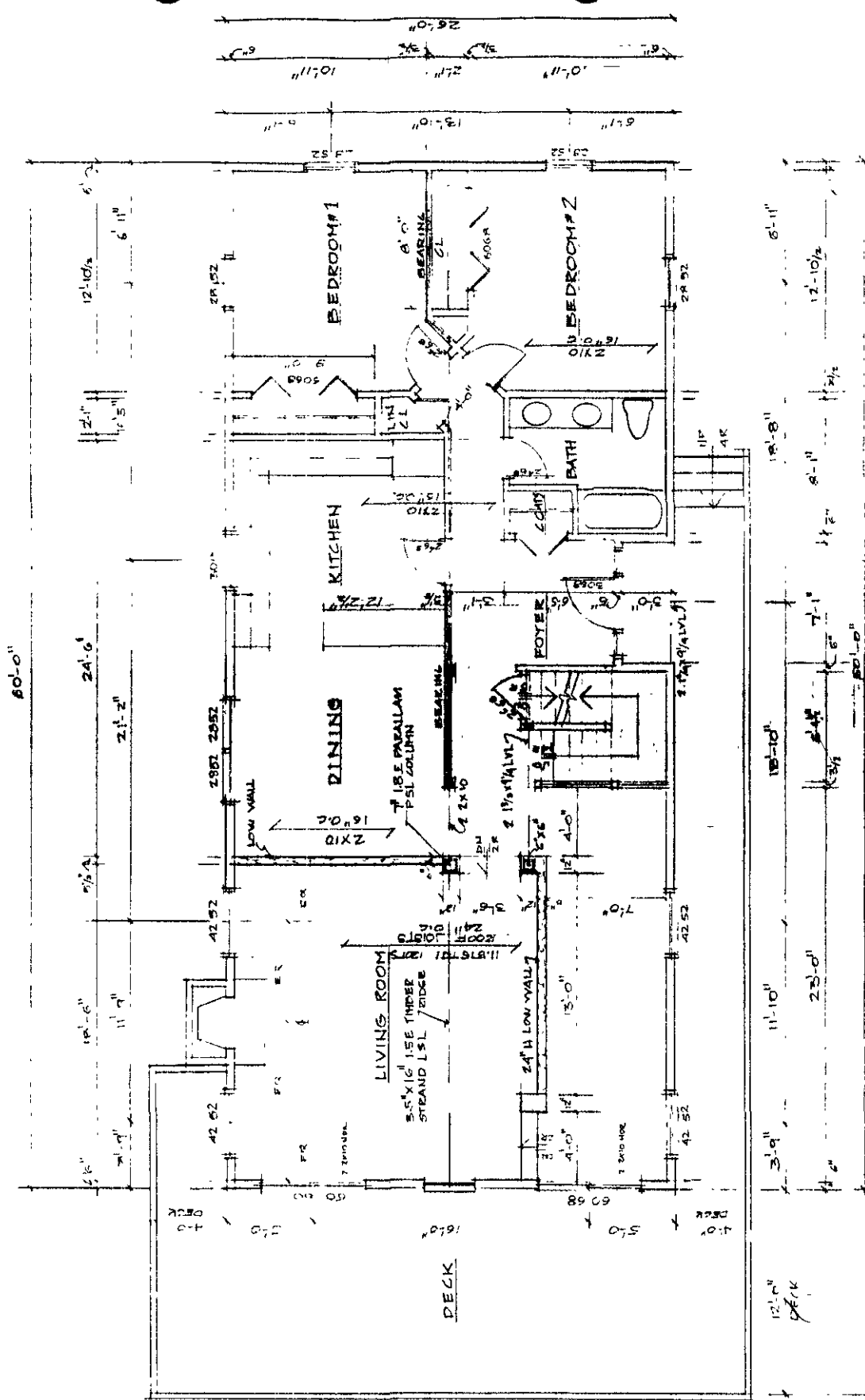
Item #274

SCALE: 1/4" = 1'-0"

Item #274

NEW RESIDENCE

by: g d mClelland 477-5936 A4 of 7

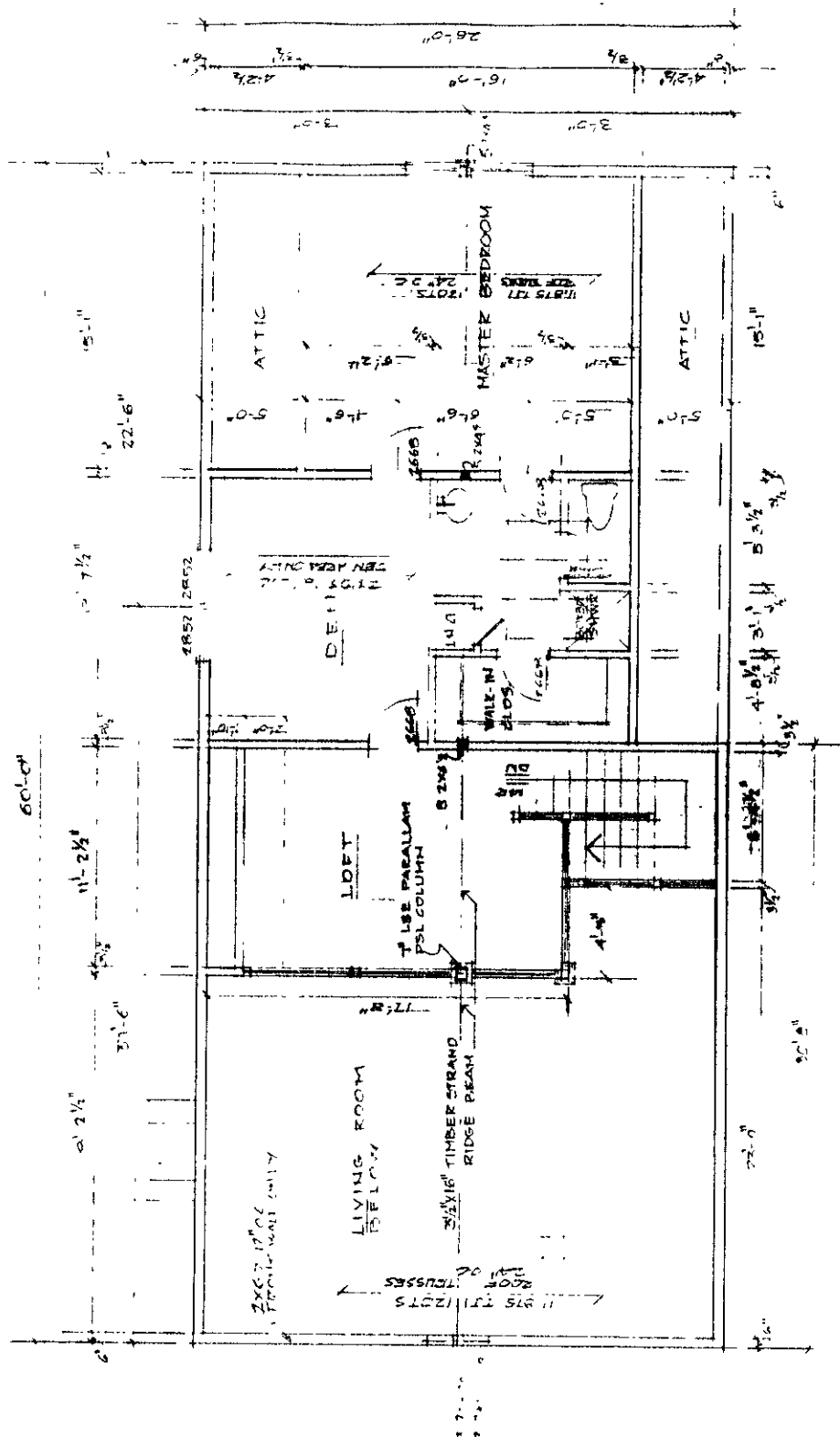


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

Item #274

NEW RESIDENCE

by g d mcllond 47-97% A5 or 7

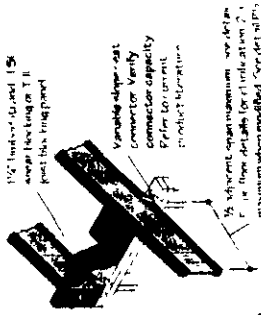


LOFT PLAN
SCALE 1/8" = 1'-0"

Item #274

NEW RESIDENCE
by: qd mcdonald and 477 inc A-6 or 7-

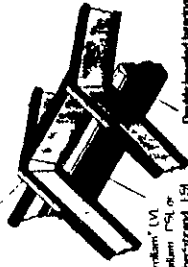
Slope Limitations 3"-12"-12"-12"



R3

See detail SB for additional information

Shingles shall be installed in a 1/2\"/>



R14

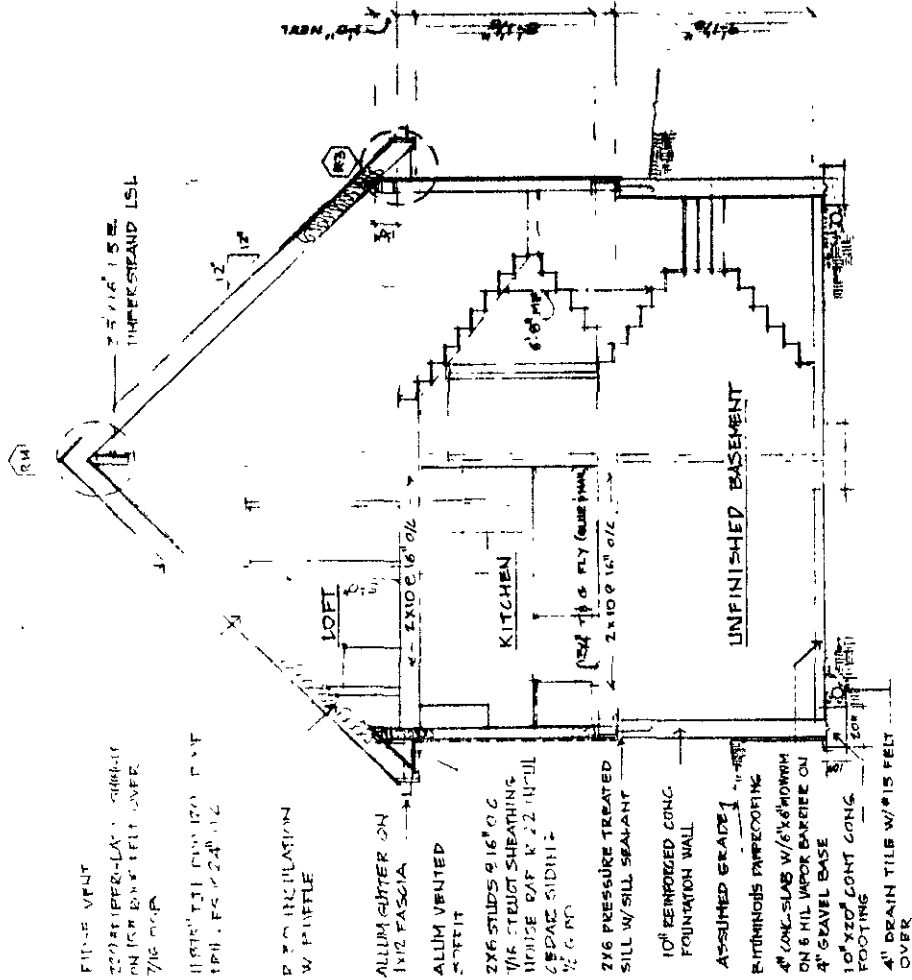
SHEAR BLOCKING AND VENTILATION HOLES

Roof only
 1/4\"/>



SB

Vertical depth of bearing of T.P. joints with high slopes (10:12) or (12:12) requires that TimberStrand® LSL shear blocking be used and design them the T.P. joint



HOUSE SECTION
 1/4" = 1'-0"

Item #274

NEW RESIDENCE
 by g.d.mcclelland 477-9126 A7 or 7



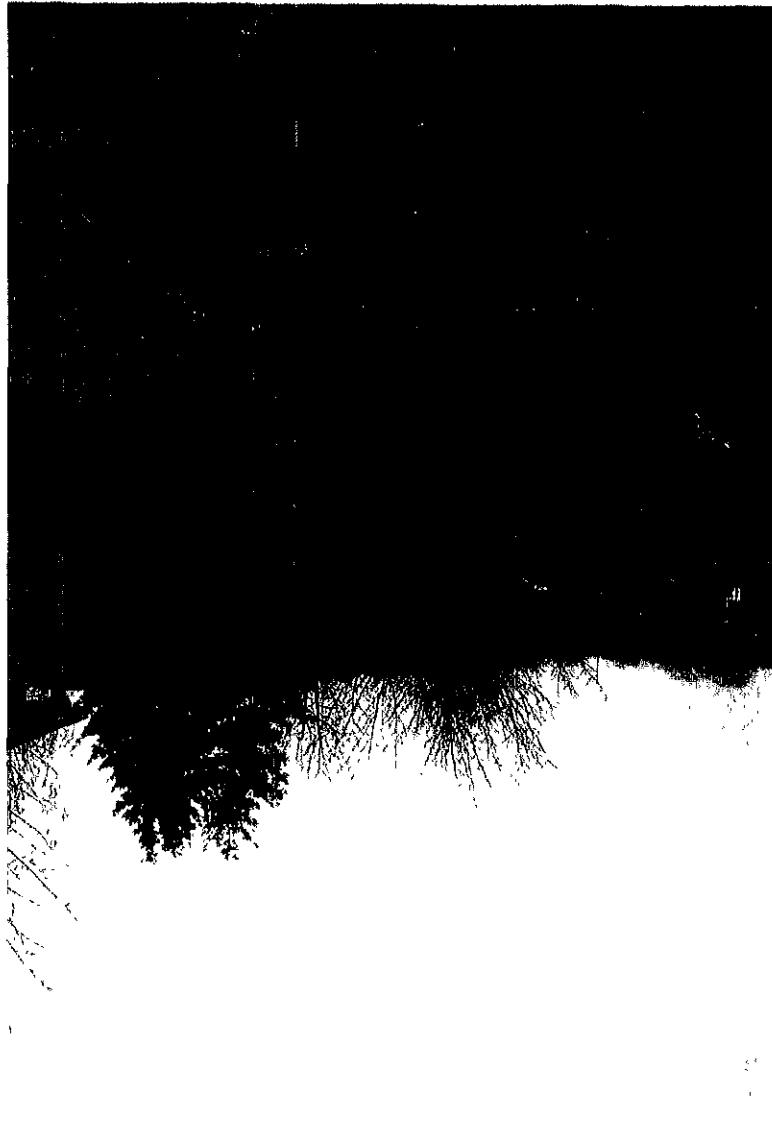


ZONING NOTICE

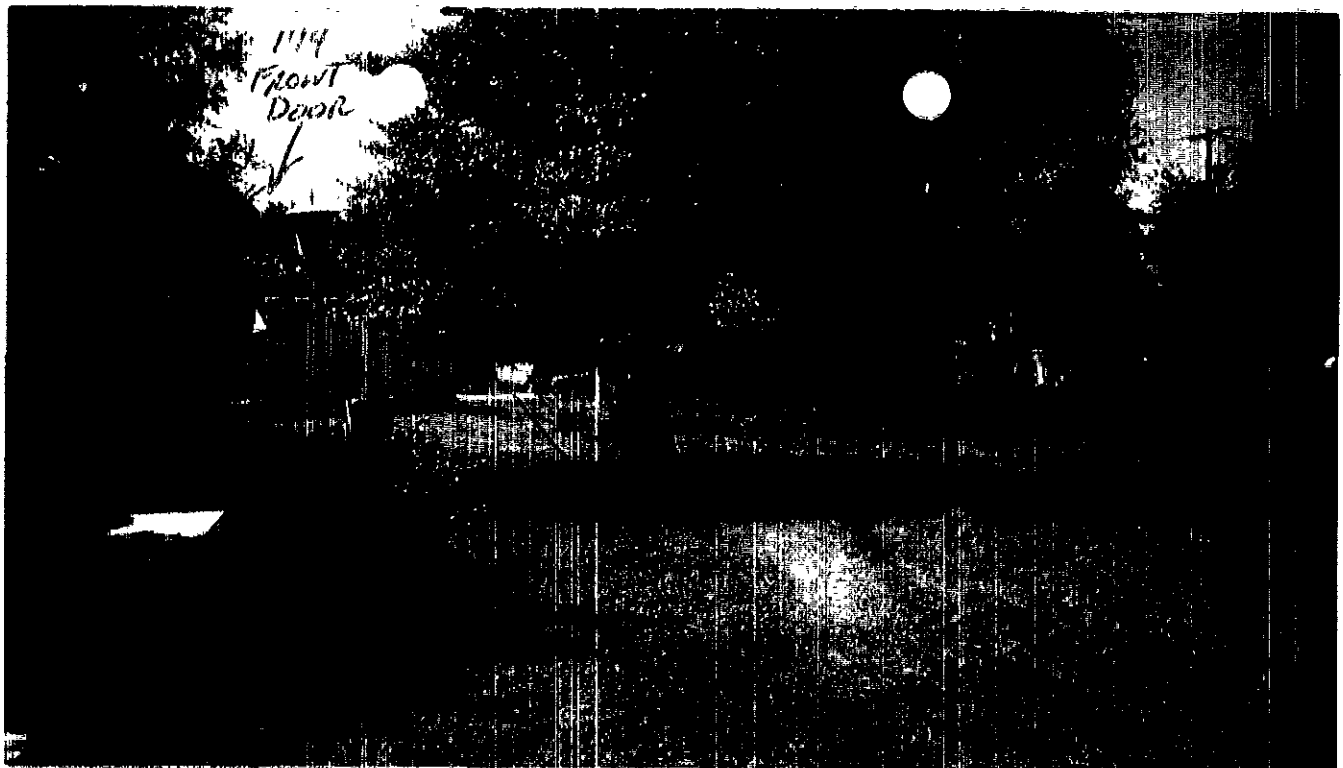
Case # : 02-274-A

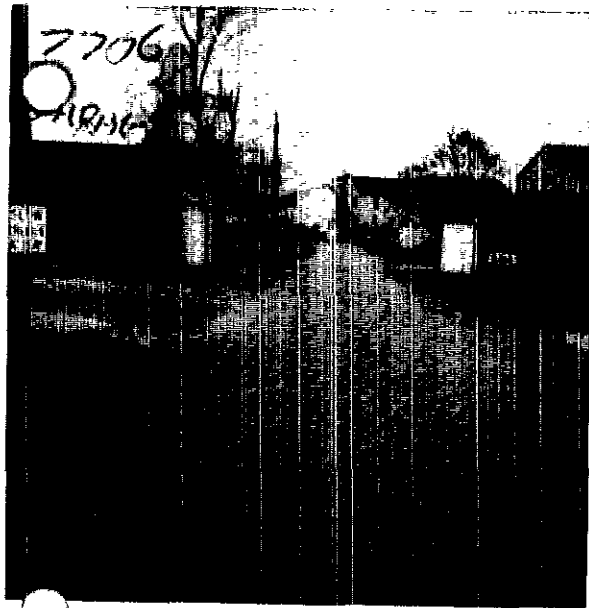
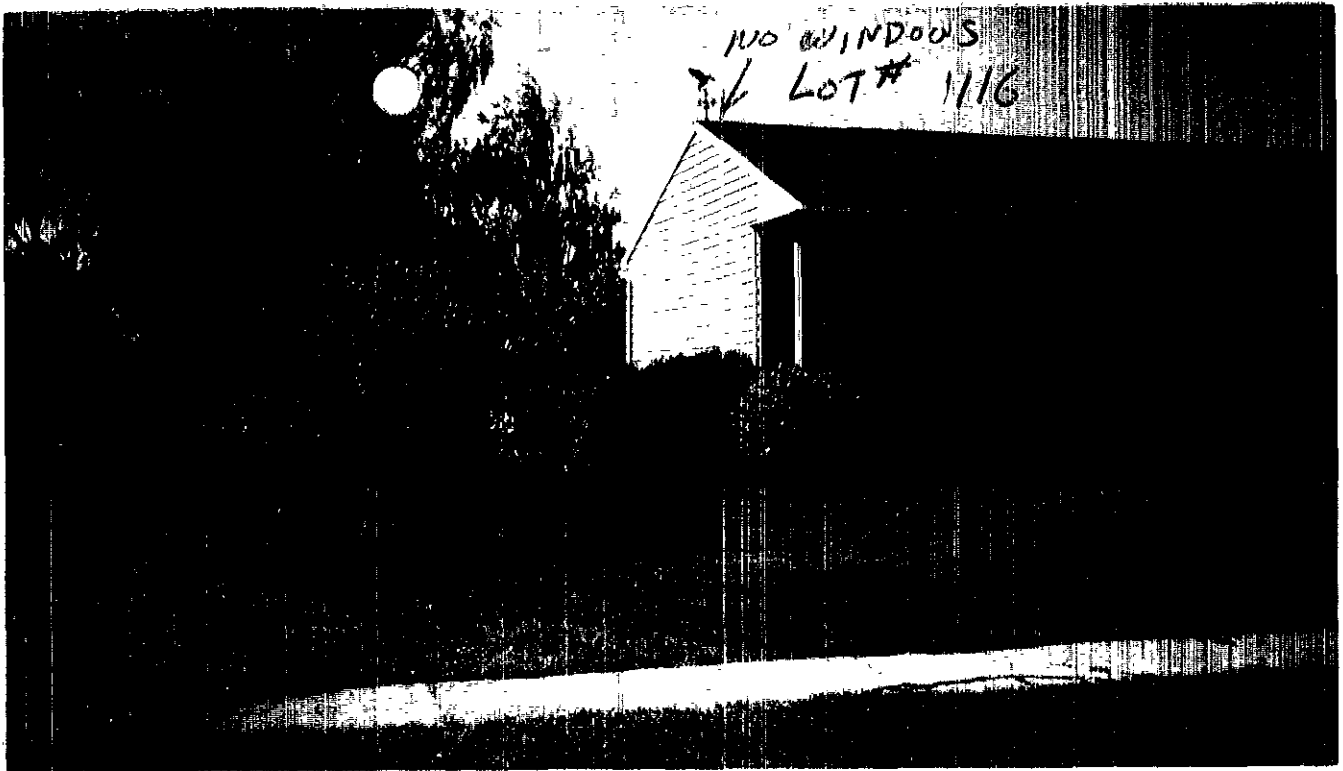
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE ROOM 401, COUNTY COURTS BLDG. 401 POSTAL AVE.
TIME & DATE: WEDNESDAY, MARCH 14, 2007, 4:00 PM
PURPOSE: TO RECEIVE A PROPOSED ZONING MAP IN TOWSON
STATE: MARYLAND COUNTY: BALTIMORE
CITY/TOWNSHIP AND ZONING DISTRICTS:
APPLICANT: [REDACTED]
PROJECT: [REDACTED]
ADDRESS: [REDACTED]
CITY/TOWNSHIP: [REDACTED]
COUNTY: [REDACTED]
STATE: [REDACTED]

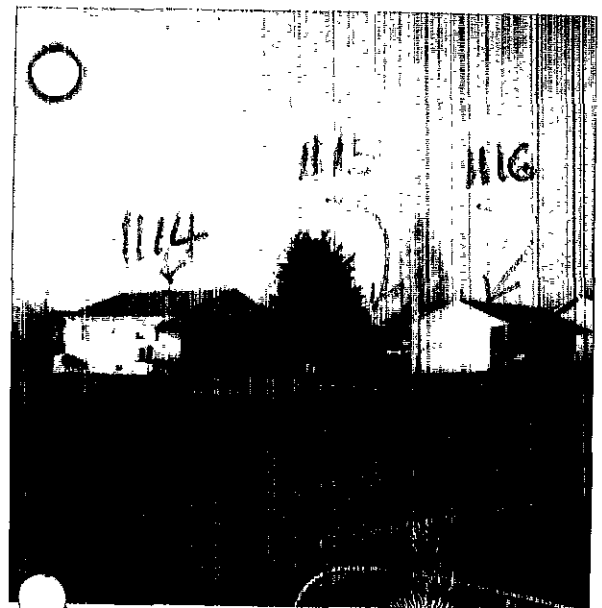








Item #274



Item #274



Item #274